

**SAN ANTONIO VESTED RIGHTS TASK FORCE MINUTES**  
**December 17, 2004**  
**DRAFT AS OF 1/25/05**

**Present**

Susan Wright, *Chair*  
Robert Hanley  
Mitch Meyers  
Carroll Schubert  
Dr. Francine Romero  
Art Hall

**Absent**

Julian Castro

**THE VESTED RIGHTS TASK FORCE CONVENED IN THE BOARD ROOM OF THE ONE STOP BUILDING AT 7:30 A.M. TO DISCUSS THE FOLLOWING:**

**1. Deliberation and consideration of vested rights issues.**

- A public hearing will be held at both the Planning Commission meeting and City Council meeting.
- The City Attorney will update the "Draft Revised UDC" to reflect changes agreed upon by the Vested Rights Task Force by 1/03/05 and will post it on the web-site for public review.
  - Consent Agreement section should remain unchanged.
  - Add a separate section on dormancy that acknowledges state law.
  - Utility contract is a permit when it is required and is not a permit when it is not required.
  - Should a project be identified by tract and should a POD diagram be attached to the project affidavit?
  - No zoning = no vesting
  - 10% increase in acreage allowed for each tract with no limit on decrease in acreage without losing vested rights as long as the boundaries do not change.
  - Single and multi phase should have the same determining factors in regards to the completion of a project, using timeframe to measure progress.
  - Schools and churches are exempt from the city code that regulates that development unless the development is a nuisance to society.
  - Create section for streetscape criteria.
- The next Vested Rights Task Force meeting is tentatively scheduled for Monday, 1/17/05, at which time the task force will vote on their recommendations to Council. (Rescheduled to 1/19/05 due to holiday)
- The recommendations from the Vested Rights Task Force is tentatively scheduled for City Council review on the 4<sup>th</sup> Thursday of January but final dates will be discussed and determined at the next Vested Rights meeting.

**2. Public input.**

**3. Approval of December 3 & December 10, 2004 minutes and attendance list for previous meetings. Approved**

Susan M. Wright, Chair

Attest:

Andrew Martin  
City Attorney

**1/18/05**